



Zoning Committee Recommendation

Rezoning Petition 2025-004

February 3, 2026

REQUEST

Current Zoning: NC (Neighborhood Center)
Proposed Zoning: CAC-2(CD) (Community Activity Center-2, conditional)

LOCATION

Approximately 3.14 acres located west of East Morehead Street, north of Myrtle Avenue, and south of South Tryon Street.
(Council District 1 - Anderson)

PETITIONER

The Charlotte-Mecklenburg Hospital Authority

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

The petition is **consistent** with the goals and policies of the *South Inner Area Plan* based on the information from the staff analysis and the public hearing. The petition may facilitate the following priority goals of the area plan:

- 3: Housing Access for All may be facilitated by the plan's commitment that a minimum of 20% of the dwelling units remain income-restricted for households earning 80% or less of the area median income (AMI) for a minimum of 30 years.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- This site is zoned NC (Neighborhood Center) and designated as a Neighborhood Center Place Type by the *2040 Policy Map*.
- However, the proposed CAC-2 (Community Activity Center-2) zoning is appropriate for this site, as it is in a rapidly developing area with new high-rise residential buildings and a mix of multi-family, office, and institutional uses. The site is adjacent to Community Activity Center Place Types to the west and Regional Activity Center to the north and east.
- The plan includes a landscaped area, 20 feet in width, adjacent to neighboring single family and low-rise multi-family uses to the south and west as well as along Morehead Street. The proposal provides height

transitions from these uses that are more restrictive than UDO (Unified Development Ordinance) requirements. These site-specific conditions create development envelopes that would resemble the scale allowed in the Neighborhood Center zoning district, creating a sensitive transition across this site where it is adjacent to Neighborhood 1 uses.

- The proposal commits to maintaining at least 20% of the developed multi-family dwelling units as affordable to households earning under 80% of the Area Median Income (AMI) for no less than 30 years.
- The plan proposes up to 10,000 square feet of ground floor commercial space, supporting a mix of uses within walking distance of the growing number of area residents.
- The site is located within a ½-mile of Carson Station on the LYNX Blue Line.
- The petition could facilitate the following additional *2040 Comprehensive Plan* Goals:
 - 1: 10-Minute Neighborhoods may be facilitated by providing up to 10,000 square feet of ground floor commercial space.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood Center Place Type to Community Activity Center Place Type for the site.

Motion/Second: Stuart / McDonald

Yeas: Stuart, McDonald, Gaston, Millen, Caprioli, and Welton

Nays: None

Absent: Shaw

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the goals and policies of the *South Inner Area Plan*.

Chairperson Welton asked about the conditional note regarding on-street parking and whether on-street parking is provided. Staff explained that the plan does propose on-street parking spaces but clarified that the on-street spaces adjacent to the site cannot be counted toward the development's minimum off-street parking requirement. Staff noted that this condition was negotiated with the Dilworth Community Association (DCA).

Chairperson Welton then asked if the DCA had provided a letter of support for the rezoning petition. Staff stated that the DCA has not submitted a formal letter of support. However, staff has been in contact with the DCA Land Use Committee Chair and believes they are satisfied with the proposed rezoning plan.

PLANNER

There was no further discussion of this petition.

Maxx Oliver (704) 336-3571